

115.0

0002

0008.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

745,800 / 745,800

USE VALUE:

745,800 / 745,800

ASSESSED:

745,800 / 745,800


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
35		BRAND ST, ARLINGTON

Legal Description		User Acct
		73814
		GIS Ref
		GIS Ref
		Insp Date
		09/17/18

**OWNERSHIP**

Unit #:

Owner 1: CHEN BONNIE	
Owner 2: SNIBBE KRIS	
Owner 3:	

Street 1: 35 BRAND ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .175 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Vinyl Exterior and 1702 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	3
t	Below Stree
	Street
	Gas:

BUILDING PERMITS	
Date	Number
1/27/2004	45

Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
Manual	18,640	C		G6	GR FY06	CREATE STORAGE SPA
Renovate	6,000	C		G6	GR FY06	SPACE / HOME OFFIC

ACTIVITY INFORMATION	
Date	Result
9/17/2018	MEAS&NOTICE
CC	Chris C
1/12/2009	Measured
336	PATRIOT
1/25/2005	Permit Visit
BR	B Rossignol
11/6/2000	Hearing Chag
4/20/2000	Inspected
264	PATRIOT
2/8/2000	Measured
264	PATRIOT
4/1/1990	
PM	Peter M

Sign:	VERIFICATION OF VISIT NOT DATA
/	/

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh

Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes	
101	One Family	7618	Sq. Ft.	Site	0	70.	0.85	5							453,980		454,000

**EXTERIOR INFORMATION**

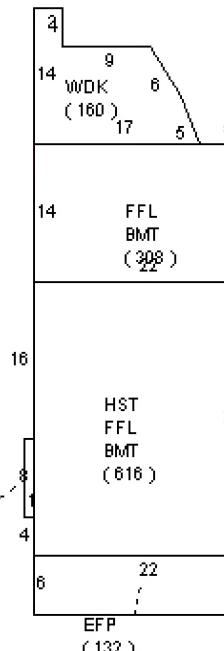
Type:	15 - Old Style	
Sty Ht:	1H - 1 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GRAY	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Average

**COMMENTS**

SINK IN BMT.

**SKETCH**

Sum Area By Label :  
 EFP = 132  
 FFL = 932  
 BMT = 924  
 HST = 616  
 WDK = 160

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1925
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G6
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	N - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**DEPRECIATION**

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%

Total: 18.6 %

**CALC SUMMARY**

Basic \$ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.89990997
Adj \$ / SQ:	164.009
Other Features:	79500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	354308
Depreciation:	65901
Depreciated Total:	288407

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:		Ind.Val	
Juris. Factor:	1.00		Before Depr:	164.01
Special Features:	0		Val/Su Net:	117.43
Final Total:	288400		Val/Su SzAd	232.58

**MOBILE HOME**

Make: [ ] Model: [ ] Serial # [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1930	26.57	T	40	101			3,400			3,400

**PARCEL ID** 115.0-0002-0008.0

**SKETCH**

More: N	Total Yard Items:	3,400	Total Special Features:		Total:	3,400
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**IMAGE**

**AssessPro Patriot Properties, Inc**